



For Sale, Land, Plot, Nicosia, Agios Dometios, Agios Pavlos, 520m²

For Sale : **€ 585,000**

Description

High-Yield Development and Strategic Acquisition

This 520 m² commercial plot in the Agios Pavlos quarter of Agios Dometios is a standout opportunity for investors looking to maximize vertical space in a high-traffic urban corridor. With a building density of 160% and a coverage factor of 50%, the site offers the planning flexibility needed to design a significant multi-storey development. Whether envisioning a modern corporate headquarters, a sleek retail complex, or high-end professional suites, the density allows for a substantial floor area that drives exceptional ROI and long-term capital growth. Its location on a main artery ensures your project remains a visible landmark for 3 decades of experience.

Description For Sale, Land, Plot, Nicosia, Agios Dometios, Agios Pavlos, 520 m². This commercial plot is perfectly suited for a high-density development, offering the potential for a 6-storey structure in a thriving professional district. The property features a level surface and an advantageous road frontage, simplifying the construction process and enhancing the final project's street presence.

Building Density 160%

Cover Factor 50%

Town Planning Zone Commercial — Zone ΕΒ3

Proximity Landmarks Located near St. Pavlos Church and the Nicosia Race Club.

Strategic Location and Community Amenities

The true value of this land is rooted in its elite urban setting, offering a sophisticated lifestyle that is perfectly connected to the commercial and professional heartbeat of Cyprus.

Plots of land for sale in Nicosia: A rare and significant opportunity to acquire a high-density commercial plot in the prestigious and active Agios Dometios district.

Cyprus real estate investment: An institutional-grade asset perfect for those seeking maximum capital growth and high-volume yields in a premier capital location.

St. Pavlos Church: Situated just 300 meters away, serving as a well-known local anchor in the heart of the community.

Nicosia Race Club: Reachable in just 3 minutes, offering a unique historical and recreational landmark within the immediate vicinity.

University of Nicosia: Located within a 4-minute drive, placing your development near the city's primary academic and residential hub.

Nicosia District Court: A short 5-minute drive away, reflecting the area's status as a central legal and administrative hub.

Eleftheria Square: Positioned only 8 minutes away, ensuring your project is seamlessly integrated into the retail, cultural, and historical heart of the capital.

If you are looking for G&P Lazarou trusted properties that offer the maximum possible building factor in a high-visibility commercial setting, this Agios Pavlos plot is an unparalleled opportunity. High-density commercial lands of this caliber in this specific professional corridor move quickly once they enter the market.

The Foundation of Your Future.

Contact G&P Lazarou for a private consultation to discuss the architectural and investment potential of this high-yield site. G&P Lazarou has been a leader in the Cyprus property market for 3 decades of experience.

Details

Property Type: **Land**

Status: **Available**

[Website](#)

Main Features

Property Subtype: **Plot**

Town Planning Zone: **Residential**

Area

Plot Area: **520m²**



Gallery

